

## RSDA Kick-Off Briefing Agenda Sydney South Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-113 - Canterbury- Bankstown - DA-362/2022 - 55 Macdonald Street, Lakemba - Demolition of existing structures and construction of a two-storey classroom building and use as an educational establishment, with student and staff amenities, pathway connection to the adjacent school property, increase in student numbers, associated signage and landscape works.
<b>APPLICANT / OWNER</b>	Crawford Architects/Rissalah College Limited
<b>APPLICATION TYPE</b>	Private infrastructure and community facilities > \$5M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5(b) Schedule 6 of the SEPP (Planning Systems) 2021: Private infrastructure and community facilities > \$5M
<b>KEY SEPP/LEP</b>	SEPP (Planning Systems) 2021, SEPP (Resilience & Hazards) 2021, SEPP (Transport and Infrastructure) 2021, SEPP (Housing) 2021, Canterbury LEP 2012
<b>CIV</b>	\$6,730,146.00 (excluding GST)
<b>BRIEFING DATE</b>	21 June 2022

### ATTENDEES

<b>APPLICANT</b>	Tony Gray (Architect/Applicant), Kristy Hodgkinson (Planning Consultant), School Principal (Rissalah College) Yeliz Yilmaz, Governance Officer (Rissalah College) Ayesha Klink
<b>PANEL</b>	Helen Lochhead (Chair) and Heather Warton
<b>APOLOGIES</b>	Stuart McDonald
<b>COUNCIL OFFICER</b>	George Gouvatsos, Christine Sison and Bob Steedman
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Carolyn Hunt

- Introduction
- Applicant introduction of proposal
  - Demolition of existing RFB and replacement with new school building
  - R4 zoning allows educational establishment
  - New 2 level building for 300 students replaces a 3 level RFB located between other RFBs
  - Future connection from new school building to existing campus. Currently 1000 student campus (Kindergarten to Year 12 ) looking to grow to 1500 students

- Current access from Hampden Road. Proposed access from McDonald Street
- Increased footprint
- Setback: 2.5 m average setback from side boundaries
- Height: 8.5m (7.2m height limit)
- FSR: 0.82:1 (Council's calculations)
- Sloping site (3m slope from front to back) with accessibility issues
- Trees to be removed including street tree
- Steel frame, lightweight construction
  - Airconditioned classrooms

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION AND COUNCIL ASSESSMENT**

- Current approved and existing school population TBC
- Site access: traffic, drop-off, and parking
- Onsite access: sloping site access needs to ensure and demonstrate compliance with DDA requirements
- FSR: 0.82:1 exceeds FSR max of 0.75:1: need to consider whole of school site FSR
- Height relative to RLs (natural ground) and DCP height plane to be confirmed
- Bulk, scale, and setbacks: impacts of building on neighbours
  - Building length (57m) potential for building breaks to reduce bulk
  - Setbacks are minimal: 1.9m north boundary and 2.5m south boundary (RFBs setback min 4m)
  - Noise impacts and mitigation
  - Overshadowing of neighbouring site - eye of the sun diagrams recommended to demonstrate solar access to living areas of adjoining RFB
  - Privacy and overlooking impacts
  - Traffic and street parking impacts
- Environmental performance
  - Sun shading
  - Thermal comfort
  - Energy conservation
- Relationship to context:
  - Architectural expression
  - Materials and finishes
  - Front fences
  - Landscape details
  - Signage
- Loss of affordable housing
- Public exhibition is being undertaken.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

## **REFERRALS REQUIRED**

- Internal and External referrals to be undertaken

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued.

**TENTATIVE PANEL BRIEFING DATE: 06/09/22**

**TENTATIVE PANEL DETERMINATION DATE: 17/01/23**